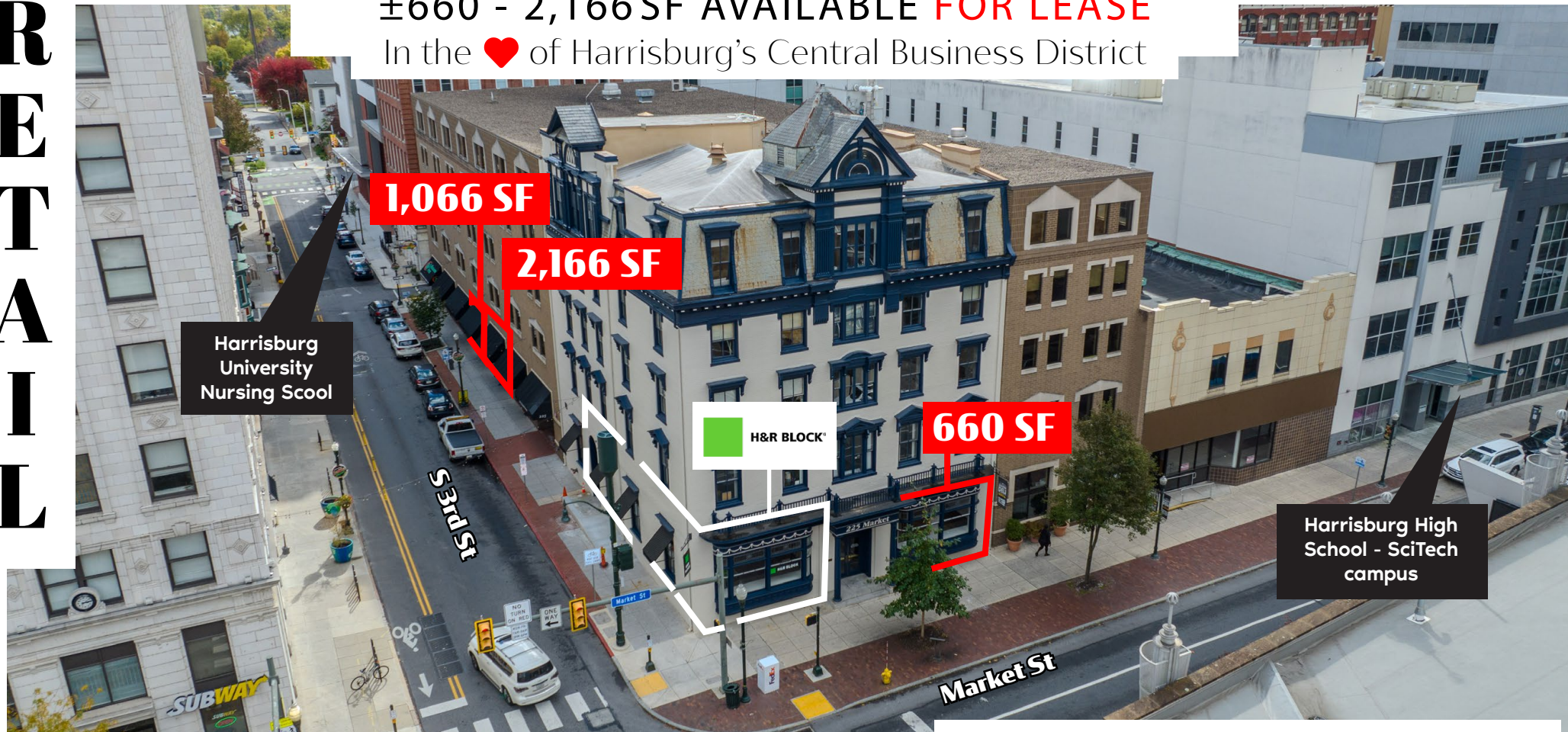


RETAIL

±660 - 2,166 SF AVAILABLE FOR LEASE

In the ❤️ of Harrisburg's Central Business District



Harrisburg University Nursing School

1,066 SF

2,166 SF

H&R BLOCK

660 SF

Harrisburg High School - SciTech campus

225 Market Street

Harrisburg, PA 17101

225 Market Street is in the heart of Pennsylvania's capital city, a superbly-located intercity development with a unique mix of award-winning contemporary designs and authentic city block restorations and a blend of offices and retail space. 225 Market Street is centrally located in the heart of Harrisburg's Central Business District, only a block away from the Harrisburg train and bus stations, and a short walk from the Riverfront and State Capitol Building.

Retail Spaces Available



ASHLEE LEHMAN | BLAKE SHAFFER | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

225 Market Street

Harrisburg, PA 17101

Location Overview

Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	100,675	191,730	279,793
TOTAL EMPLOYEES	100,342	161,026	203,263
AVERAGE HHI	\$64,413	\$70,964	\$78,298
TOTAL HOUSEHOLDS	43,966	83,698	121,989
TRAFFIC COUNTS: 3rd Street - ±8,000 VPD Market Street - ±5,000 VPD			



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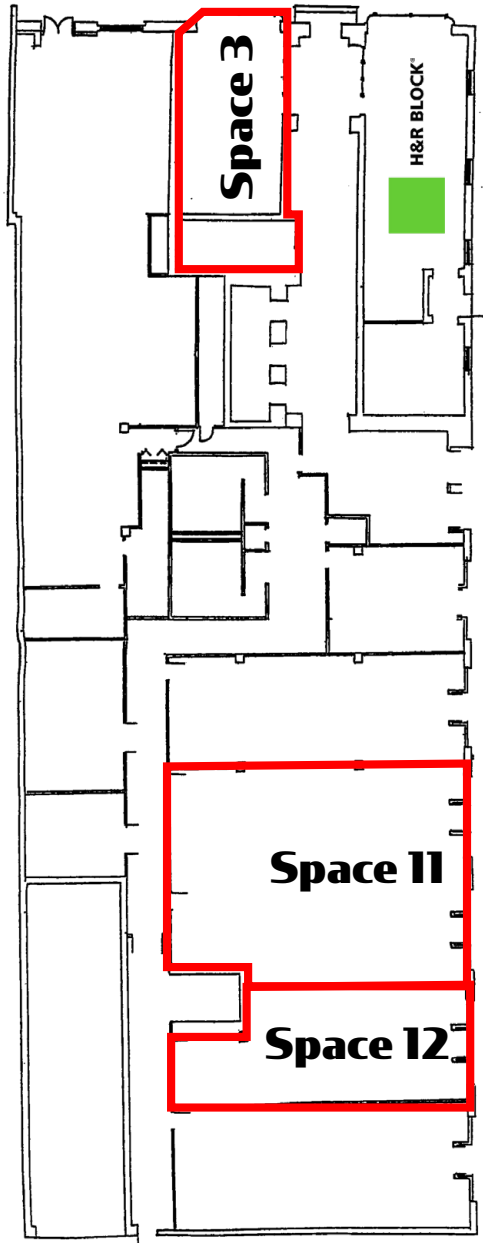
COMMERCIAL BROKERAGE. *Redefined.*



Business / Attraction / Center	# of Employees
1. UPMC Harrisburg	4,000
2. Crowne Plaza Harrisburg-Hershey	99
3. Strawberry Square	3,300
4. Hilton Harrisburg	300
5. Harrisburg Univ. of Science & Technology	84
6. Whitaker Center	25
7. Pennsylvania State Capitol Complex	5,400
8. Pennsylvania Judicial Center	325
9. The State Museum of Pennsylvania	244
10. Broad Street Market (40+ Vendors)	<25
11. Susquehanna Art Museum	32
12. FNB Field - Harrisburg Senators	100
13. City Island	-

CITY ISLAND
 City Island is a tourist destination which is home to numerous businesses, including the Harrisburg Senators Baseball Stadium, the Penn Football Club (previously the City Islanders), the Pride of the Susquehanna Riverboat, Cafe Huey, South Mountain Carriage Company, Water Golf miniature golf, City Island Railroad, and many free parks, playgrounds, and fields.

Market St



S 3rd St

GROUND FLOOR - RETAIL SPACES
±660 - 2,166 SF Available For Lease



225 Market Street

Harrisburg, PA 17101

Retail Market Overview

MARKET AERIAL

SITE

Blue Mountain Commons
GIANT FINE WINE & GOOD SPIRITS petvalu
PNC BANK SUPERCUTS verizon

Blue Ridge Village
TLC DRY CLEANERS
Great Clips MOD Starbucks Panera
CVS/pharmacy

Colonial Commons
HOBBY LOBBY DICK'S Sporting Goods Marshalls HomeGoods
JO-ANN fabric and craft stores Tuesday Morning Center
FIVE BELOW ROSS BUSINESS FOR LESS ULTA DAVIDS
LifeWay xfinity Visionworks
Starbucks noodles Olive Garden FIVE GUYS

Paxton Towne Center
Target Costco Wholesale Weis KOHL'S
Party City BAM! Michaels
LAZBOY petco BED BATH & BEYOND
BOB'S FURNITURE the Vitamin Shoppe GameStop
SUPER CUTS RED ROBIN Patient First Panera

Colonial Park Mall
Boscov's SHOE CARNIVAL
CVS/pharmacy GameStop

Harrisburg East S.C.
GIANT CVS/pharmacy
VFC VALUE CITY FURNITURE Old Country Buffet MISSION BBQ

Dauphin Plaza
Price Rite ASHLEY BIG LOTS CRACK
LESLIE'S SHIRTS & ACCESSORIES DOLLAR GENERAL SUBWAY
metro PCS SALLY BEAUTY HAR BLOCK

The Point SC
GIANT FINE WINE & GOOD SPIRITS Panera
Staples Burlington BARGAIN OUTLET
DOLLAR TREE AspenDental infinito's

Union Square SC
weis Gabe's Advance Auto Parts
MAJIK DOLLAR TREE
GameStop The UPS Store

Walmart
ALDI sam's club

High Pointe Commons
Target JCPenney Friendly's FIVE GUYS
Chili's Mac's GNC tropical CAFE
NEW CURRY LANE BRYANT
verizon GameStop orange theory

Swatara Square
GIANT CVS/pharmacy Starbucks
FINE WINE & GOOD SPIRITS MATTRESS Warehouse JoJo Mints



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

DAUPHIN COUNTY OVERVIEW

Dauphin County's strategic location has been important throughout its rich history. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Harrisburg, the Capital City, is the urban nucleus of Dauphin County. It is the region's cultural, business and government center. The city has been the county seat since 1785 and Pennsylvania's capital since 1812.

DAUPHIN COUNTY STATS



POPULATION
278,299



MEDIAN HH INCOME
\$60,733



OF EMPLOYEES
141,549



MEDIAN AGE
39.6



TOP EMPLOYERS IN DAUPHIN COUNTY

1. State Government
2. Milton S Hershey Medical Center
3. The Hershey Company
4. Hershey Entertainment & Resorts Co
5. UPMC Pinnacle Hospitals
6. Federal Government
7. Pennsylvania State University
8. PHEAA
9. United Parcel Service Inc
10. TE Connectivity Corporation



PennState



CUMBERLAND COUNTY OVERVIEW

Cumberland Valley's proximity to major east coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers and customers.

The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15.

Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg offers many nearby amenities including the transportation hubs of the Harrisburg International Airport and Amtrak.

CUMBERLAND COUNTY STATS



POPULATION
249,328



MEDIAN HH INCOME
\$71,269



OF EMPLOYEES
127,941



MEDIAN AGE
40.6

TOP EMPLOYERS IN CUMBERLAND COUNTY

1. Federal Government
2. Giant Food Stores LLC
3. State Government
4. Amazon.com Services Inc
5. Chewy Inc
6. Penn State Health Holy Spirit Medical Center
7. Select Employment Services Inc
8. Cumberland Valley School District
9. Highmark Inc
10. Wal-Mart Associates Inc



ACCOLADES & COUNTY AWARDS

- ➔ Harrisburg-Carlisle area ranked top 10 Best Places for Millennial Homebuyers. (July 2019)
- ➔ Cumberland County ranked 4th most prosperous county in PA. (March 2019)
- ➔ Mechanicsburg ranks #4 in the state for Best Places to Retire. (October 2019)
- ➔ Cumberland Among Top Counties in Pennsylvania for Mortgage Approval. (Sept 2015)

About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

Ashlee Lehman

ALehman@bennettwilliams.com

Blake Shaffer

BShaffer@bennettwilliams.com

Cale Bruso

CBruso@bennettwilliams.com

Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

Chad Stine

CStine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

CONTACT US

717.843.5555 | www.bennettwilliams.com

